

# Restaurant - Fayetteville, AR



**401 W Watson St Unit #203 203, Fayetteville, AR, 72701**

Offered at \$895,000

Income producing restaurant space for sale. Located in the Legacy Building, one block off Dickson Street. 6.03% Cap Rate. 100% Occupied by new restaurant with 5 year NNN lease starting 5/1/22. Immaculately finished out with large seating area, 2 patios, fully built out kitchen & bar. All equipment can convey.

0 Bedrooms

0 Bathrooms

4,377 sqft

0.3 acre (lot size)

Built: 2006



Scan above on mobile device  
for directions to this listing

Assist2Sell  
vip@assist2sell.com

Assist2Sell.

All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.  
©2026 Assist2Sell.com - Licensed according to agreed upon terms and conditions. This listing is courtesy of Steve Fineberg & Associates, Inc.



<https://assist2sell.com/listing/401-w-watson-st-unit-203-203-fayetteville-ar-72701/3yd-armlsar-1216572>